

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
MESA CREEK (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Mesa Creek aka Heritage Park
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Mesa Creek (San Antonio) Homeowners' Association, Inc
4. Recording Data for Association:
Unit 1 Vol. 9569 pgs 116-117
Unit 1 2 Vol. 9568, pg 39-40
Unit 1 and 2 Vol. 9571,pg 221
Unit 3 Vol. 9568, pg. 37 & 38
Unit 3A Vol. 9568, pg. 37
Unit 26A Vol. 9572, pg. 112
Unit 28 Vol. 9590, pg. 187
Unit 29A Vol. 9626, pg. 10
5. Recording Data for Declaration and any amendments:
Amended and Restated Declaration is filed under Vol.. 12478, pg 1973
1st Amendment to the Declaration is filed under Vol. 13256, pg. 1492
2nd Supplement to the Declaration is filed under Vol. 13686, pg. 0263
Second Amendment to the Declaration is filed under Vol. 13738, pg. 0115
Correction to the Second Supplement to the Declaration filed under Vol. 15002, pg 1768
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Items attached to the Management Certificate filed under Doc#**20150109356**

First Amendment to the Bylaws signed 22/2/2013

Second Amendment to the Bylaws signed 4/25/2014

Resolution Adopting Xeriscape Standards signed 11/2/2013

Fine Policy signed 7/13/2013

Community Manual signed 12/29/2011 which includes: Certificate of Formation; Bylaws signed 8/23/2006; Solar Device Policy; Roofing Policy; Rain Water Harvesting Policy; Flag and Flag Pole Policy; Religious Items Policy; Assessment collection Policy; Records Inspection, Copying and Retention Policy; Statutory Notice of Posting and Recordation of Association Governing Documents; Statutory Notice of Annual Meeting, Elections, and Voting; Statutory Notice of Conduct of Board Meetings; Amenity Center Rules.

Filed under Management Certificate Doc# **20150201755-12**:

7 Day Violation Letters and Corrective Actions

Forced Mow Maintenance Procedure

Payment Plan Policy

Solar Energy Device Guidelines

Standby Electric Generators Guidelines

Electronic and Telephonic Action Policy

The Fine Policy is filed under Document No. 20160053440.

Mesa Creek (San Antonio) Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 20200209777.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- **Administrative Transfer Fee - \$200.00**
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- **Capitalization Fee - 0.30% of Sale Amount (0.15% from Seller & 0.15% from Buyer)**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and

performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Mesa Creek (San Antonio) Homeowners' Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

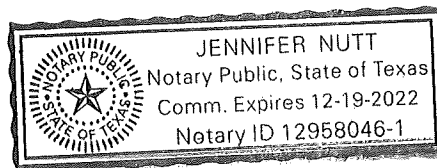
County of Bexar §

This instrument was acknowledged and signed before me on 27,
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Mesa Creek (San Antonio) Homeowners' Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/3/2021 8:48 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk